



Town of Brookline

Massachusetts

PLANNING BOARD

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Mark J. Zarrillo, Chairman
Linda K. Hamlin, Clerk
Robert Cook
Steven A. Heikin
Steven R. Kanes
Sergio Modigliani
Jonathan Simpson

BROOKLINE PLANNING BOARD MEETING MINUTES **Room 111, First Floor, Brookline Town Hall** **February 20, 2014 – 7:30p.m.**

Board Present: Mark Zarrillo, Linda Hamlin, Robert Cook, Steven Heikin, Steven Kanes

Staff Present: Polly Selkoe and Timothy Richard

Mark Zarrillo called the meeting to order at 7:30 pm.

BOARD OF APPEALS CASES

43 Glen Road – construct a covered porch on the first floor and an addition in the rear requiring setback, FAR and Design Review (3/6) Pct. 5

Polly Selkoe described the case and the zoning relief required.

Attorney Walters explained that the plans were modified to appease the rear neighbor by pulling the rear addition back by approximately 3 feet. Several support letters were entered into the record.

Architect Lynn Osborne explained that it is a very small house with one bathroom and the family wanted more living space. A family room, master bedroom and bath will be added. Being in a local historic district, they went before the Preservation Commission and were approved.

The landscape architect spoke about the landscaping that would be provided to serve as the counterbalancing amenity and a screen of the addition.

Attorney John Griffin, representing Peter Manus (the rear abutter), spoke in opposition to the addition.

The applicant stated that he would like to stay in the house and needs more space for his family of four.

Nick Kelly, 21 Cumberland Avenue (to the south), expressed concern about the porch, although it can be built by-right. However, the applicant said they would screen it.

Chris Gates, 34 Hawthorne, abutter, hopes that a compromise can be worked out.

Tom Kennedy, 46 Glen Road (directly across street), is supportive of the addition and porch.

Leonard Weiss, 46 Hawthorne Road (abutter) – also hopes there can be a compromise.

Linda Hamlin is supportive of requested expansion. Robert Cook agrees, as does Steven Heikin because the distance is over 50' to the rear house.

Steven Kanes would like to see the parties talk.

Mark Zarrillo noted that the addition is only 13' wide and that the visual impact, if shortened by 3', is de minimus.

Attorney Walters and the applicant will work with abutters to come to a compromise before the Zoning Board of Appeals hearing in 2 weeks.

Mark Zarrillo ***motioned to recommend approval.***

Robert Cook ***seconded*** the motion.

Voted (5-0): the Planning Board recommends approval of the plans prepared by Osborn Studio +, dated 10/28/13, and the site plan by Boston Survey, Inc., dated 10/25/13, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, elevations, and floor plans, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan indicating all counterbalancing amenities, subject to the review and approval of the Assistant Director of Regulatory Planning.
3. Prior to obtaining a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan, stamped and signed by a registered engineer or land surveyor, 2) building elevations stamped and signed by a registered architect, and 3) a final landscaping plan stamped and signed by a registered landscape architect or architect.

220 South Street – construct an addition at the rear with an additional 110 square feet of floor area requiring FAR, Design Review, and setback relief (2/27) Pct. 16

Polly Selkoe described the proposal requesting relief.

Shawn Donavan, the contractor, explained that the garage is already connected to the main house.

Steven Heikin and Linda Hamlin noted that the plans are neither accurate nor adequate. They need a floor and roof plan and dimensions.

Mark Zarrillo said that better plans and elevations are needed, but that the concept is O.K.

The case was continued so that the applicant could submit more detailed plans.

88 Mason Terrace – construct an addition at the rear and convert from a single to a two family dwelling and construct additional floor area, requiring relief from Use #3 in the Table of Uses (2/27) Pct. 11

Polly Selkoe described the proposal requesting relief.

Attorney Adam Barnowski introduced the architect who described the addition.

Planning Board members were concerned about the large size of the addition, although they thought it was attractively designed.

Noone was present to speak in favor or against.

Mark Zarrillo ***motioned to recommend approval.***

Linda Hamlin ***seconded*** the motion.

Voted (5-0): the Planning Board recommends approval of the plans prepared by Architex Team, Inc., dated 1/20/14, and the site plan by Terra Nova Survey Consultants, dated 12/2/13, subject to the following conditions:

1. Prior to the issuance of a building permit, a final site plan and final existing and proposed floor plans and elevations shall be submitted subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

330 Clinton Road – enclose an existing screen porch for an additional 230 square feet of floor area, requiring FAR and Design Review relief (2/27) Pct. 13

Polly Selkoe described the proposal requesting relief.

Architect John Tankard said the porch would be connected to a family room.

The applicant, Carlos Estrada, was present.

There was a discussion about the balustrade recommended by the Preservation Commission staff. Polly Selkoe explained that their recommendation was not binding. The Planning Board felt that the applicant could substitute a single panel for the balustrade.

Mark Zarrillo *motioned to recommend approval*.

Robert Cook *seconded* the motion.

Voted (5-0): the Planning Board recommends approval of the plans prepared by John Tankard, Architect, dated 12/18/13, subject to the following conditions:

1. Prior to the issuance of a building permit, final plans and elevations, shall be submitted subject to the review and approval of the Assistant Director of Regulatory Planning. A revised scheme of the balustrades or panel design can be substituted for the existing plan.
2. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) final floor plans and building elevations stamped and signed by a registered architect; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

213 Washington Street (formerly Stoli Restaurant) – add ten seats to the existing restaurant for a total of 28 seats, requiring parking relief (3/6) Pct. 4

Timothy Richard described the proposal requesting relief.

Attorney Allen explained that there are 2 parking spaces in back of the building which the restaurant can use.

Mark Zarrillo *motioned to recommend approval*.

Robert Kanes *seconded* the motion.

Voted (5-0): the Planning Board recommends approval of the plans prepared by Design Nuance Architecture, dated 12/17/13, to increase the seating by 10.

1. Prior to the issuance of a building permit, a final seating plan, shall be submitted to the Assistant Director for Regulatory Planning for review and approval.
2. Plans for any and all signage shall be reviewed and approved by the Planning Board prior to installation.
3. The restaurant's management shall implement an employee T-pass program, where management subsidizes at least 50 percent of the cost of monthly subway and bus T-passes for all of the restaurant's employees.

4. The building shall be appropriately fitted with an odor control system to ensure neighboring residences are not negatively affected by food preparation odors, subject to the review and approval of the Building Commissioner. All filters shall be appropriately maintained and replaced as needed.
5. Prior to issuance of a certificate of occupancy, an engineer shall certify to the Building Commissioner's satisfaction that all of the building's HVAC units and other utilities comply with the Town's Noise Control Bylaw, and all such units shall be kept in good working condition as installed.
6. Deliveries for the restaurant by large trucks with more than a single rear axle shall not occur during the hours of 7:00-9:00 a.m. and 3:00-7:00 p.m. No delivery, trash or maintenance vehicles shall park on Station Street, White Place, Davis Court or Davis Avenue at any time.
7. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner to ensure conformance with the Board of Appeals decision: 1) a final site plan, stamped and signed by a registered land surveyor or engineer; 2) final floor plans and elevations, stamped and signed by a registered architect; and 3) evidence the Board of Appeals decision has been recorded at the Registry of Deeds.

Minutes of February 6, 2014 approved with revisions, 5-0.

Meeting adjourned.

Materials Reviewed During Meeting

- Staff Reports
- Site Plans and Elevations